

# Quadrant Park

Welwyn Garden City, AL7 1FS

Industrial Warehouse Unit - 11,407 sq ft TO LET

UNIT 11



adroit  
REAL ESTATE ADVISORS



Unit 11 is a high-quality, refurbished end-of-terrace unit in the modern Quadrant Park estate.

Constructed with a steel portal frame and profile metal cladding, it features a 7.8m clear internal height, a single level-access loading door, first-floor offices with a kitchenette, and dedicated loading and parking.



Four Electric Vehicle Charging Points



Single Level-Access Loading Door



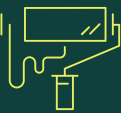
Dedicated Loading & 22 Car Parking Spaces



Energy Performance Certificate (EPC) A



Photovoltaic Panels on Roof - 10.32kW output



Fully Refurbished



7.8m Clear Internal Height



Fully Fitted First Floor Offices



FLOOR PLAN

Unit 11 features an open-plan ground floor with generous clearance for industrial use and fully fitted first-floor offices, including a kitchenette.

Externally, the unit offers dedicated yard space for efficient logistics, making it ideal for businesses seeking a versatile and functional workspace.

Accommodation

Warehouse/Ancillary: 9,642 sq ft (895.77 sq m)

Office: 1,765 sq ft (163.97 sq m)

Total Area: 11,407 sq ft (1,059.74 sq m)

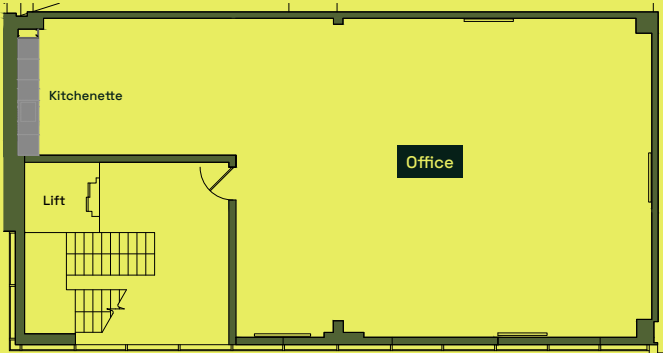
Measured on a Gross External Area (GEA) basis

EPC: A25

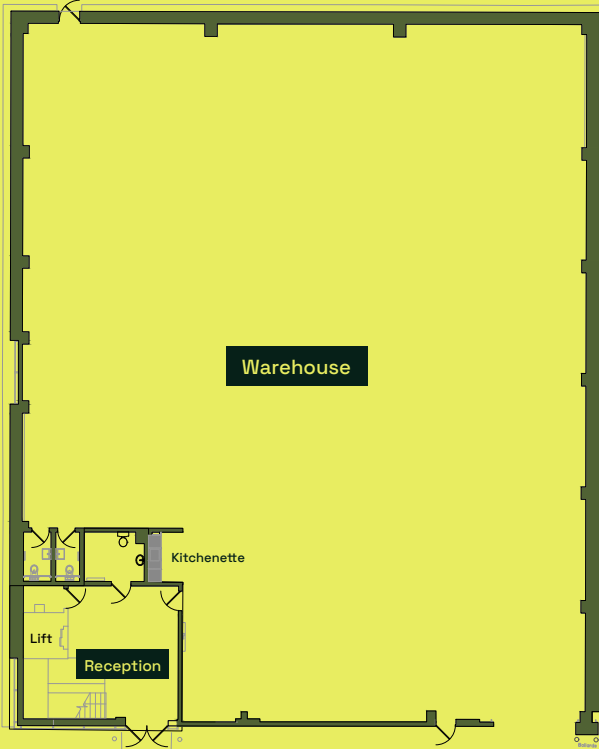
Rateable Value: £132,000

First Floor

Not to scale.



Ground Floor







← Welwyn Garden City Centre & Station 1/2 Mile

Exclusive Ranges Ltd

BESSEMER ROAD

TESCO Heart building

Roche Products

PayPoint

Duncan Print Group

Unit 11

GSF Car parts

Herts FullStop

Toolstation

Welwyn MOT & Service Centre

Solarux

Screwfix

A1000

Axalta

POSITION





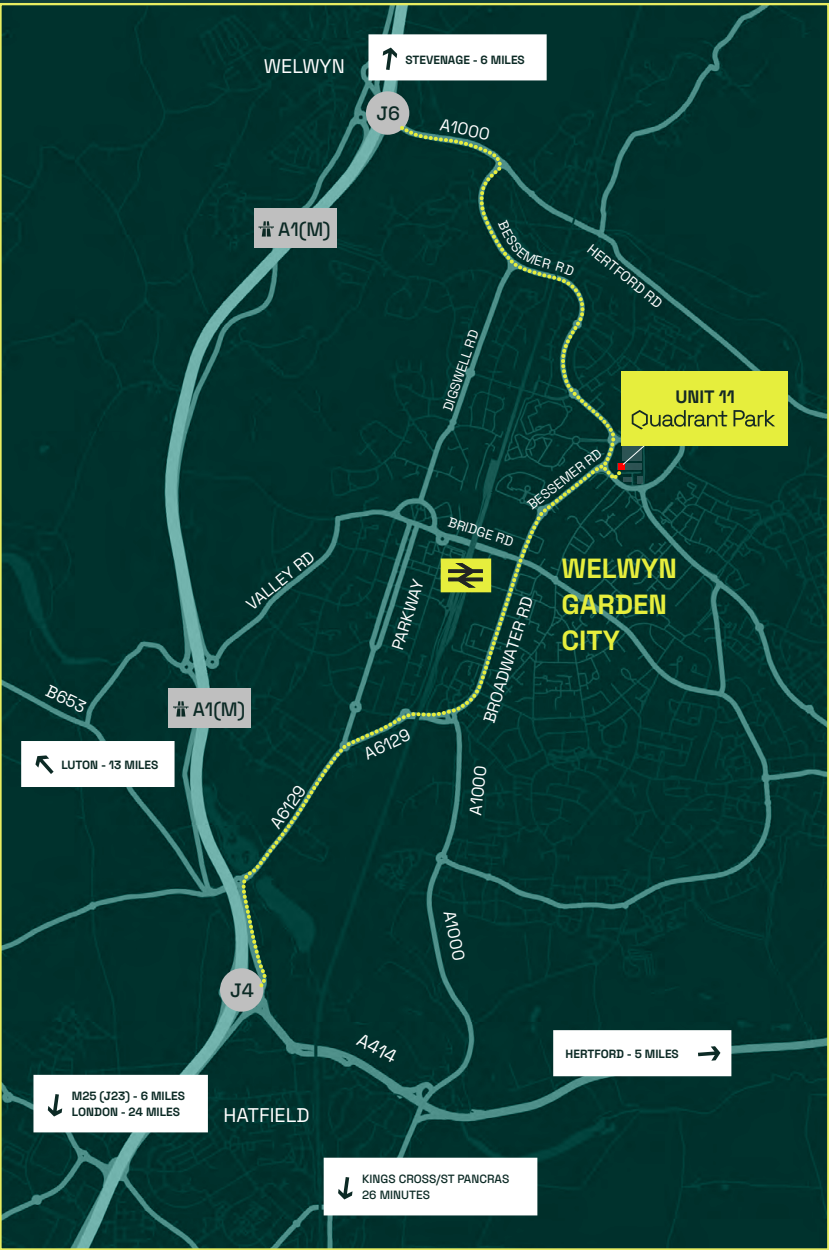
PRIME LOCATION

Located in the established Quadrant Park estate, the property offers excellent connectivity.

Just 1.3 miles from Welwyn Garden City town center and 2 miles from Junction 6 of the A1(M), it also provides easy access to the M25 (10 miles) and major routes like the A414, A10, and A406. Welwyn Garden City Station, 1.3 miles away, offers direct trains to London Kings Cross in under 30 minutes.

Welwyn Garden City (Centre)	1.3 Miles (6 mins)
St Albans	8.4 Miles (24 mins)
A1 (M) Junction 6	1.9 Miles (4 mins)
M25 Junction 23	9.6 Miles (15 mins)
M11 Junction 7	18 Miles (39 mins)
A406 (North Circular)	18 Miles (32 mins)
Luton Airport	13.7 Miles (28 mins)
Stansted Airport	27.3 Miles (42 mins)
Heathrow Airport	34.4 Miles (48 mins)

Source: Google Maps





For further information and availability please contact the joint agents.

**adroit**  
REAL ESTATE ADVISORS

**Steve Williams**

07860 708 665  
swilliams@adroitrealestate.co.uk

**Mark Gill**

07702 895 010  
mgill@adroitrealestate.co.uk

**JLL**

**James Saxby**

07801 667 692  
James.Saxby@jll.com

**Nicholas Peters**

07842 301 063  
Nicholas.Peters@jll.com



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 01/25

GET IN TOUCH